

DWELLING DRIVERS STAPLE MARKET

Rush Continues for Residences
on Upper West Side and
in Harlem.

William B. May & Co. sold for the Central Union Trust Company a four story dwelling, 21x102.2, at 15 East Seventy-fourth street.

Slawson & Hobbs sold for Edward P. Tysan 144 West Seventieth street, a four story dwelling, 17x55x106.5.

Leroy Coventry sold for Louise A. Odum the dwelling at 133 West Eighty-fifth street, 20x100.

Shaw, Rockwell & Sanford sold for a client of Charles F. Noyes Company 5 Mount Morris Park West, a four story dwelling, 20x45.

Porter & Co. sold for Emma A. Searle to Oscar Nilsson the three story dwelling at 106 West 127th street, 15x100.

W. J. Barley sold for the estate of Sackett M. Barclay 511 and 513 Grand street and 315 Henry street, the first dwellings with stores. This is the first transfer of the property since 1936.

Goodwin & Goodwin sold for Albert Lyons to the Marler Realty Company the three story dwelling, 20x100, at 102 West 120th street.

R. C. Copper of Wood, Dolson Company sold for E. H. Farmer the four story dwelling, 25x110, at 493 West End avenue, Dr. J. W. Weinstein. The property was held at \$45,000.

Leberan Corporation bought through A. L. Johnson of William Cruikshank Sons from Henry C. Drayton and William Cruikshank, executors of the will of Charlotte Augusta Haig, 323 West 108th street, a five story dwelling. The purchaser paid all cash over a mortgage of \$25,000.

David Vogel sold for Charles Wynne and Louis H. Low to Mrs. Mann the four story dwelling at 135 West 122d street, 16x100.11.

Multifamily Property Deals.
Ralph Realty Corporation, Samuel Wacht, Jr., president, sold to Benjamin Shapiro of Lakewood, N. J., the Savoy, a six story apartment house, located at 456 West 149th street, 15x100, leased to 100 feet west of the southwest corner of Convent avenue. The structure is arranged for twenty-nine families and returns an annual rental of approximately \$27,000. The property has been held at \$155,000. William S. Baker was the broker.

H. T. Wood sold for the Bovina Realty Company, J. Kaufman, president, 1472 Fifth avenue, two five story apartment houses with stores, 50x100.

Meister Builders, Inc., purchased from the Farmers Loan and Trust Company the six story apartment house, 40x50, accommodating twenty-three families, and three stores at 375 Pleasant avenue. Mr. Aronson of the Aronson Mercantile Corporation was the broker.

Albert B. Ashforth, Inc., sold an apartment in 290 Park avenue to Francis Klesian Brown.

Foot & Marlin, Inc., purchased at 123 East Eighty-sixth street a four story apartment, 30x100, near the Lexington avenue express station. J. J. Kavanagh was broker.

BANK SELLS 19 ANN STREET.

Other Deals Reported Involving Business Property.

Broadway Savings Institution sold to a client of Scott, Gerard & Bowers, attorneys, 19 Ann street, northwest corner of Theatre alley, a six story building, 20x100, at \$50,000. The bank acquired the property in foreclosure proceedings three years ago.

James J. Etchingham, Inc., sold for the estate of Mary V. McCusker the three story building, 25x70, at 330 West Sixteenth street, to John Leonard. This is the first transfer of this property since 1882.

L. Phillips & Co. sold for Charles E. Heinzelman through William E. Ernest, Inc., the two story garage 242 West Sixty-ninth street, 25x100, to G. F. Ples for a distributing service station for the Marlin Carburetor Company of Boston, Mass. The seller was represented by Stroock & Stroock & Loomis.

Ames & Co. sold for the Terminal Realty Company the five story building 1466 Second avenue to Joseph Stein.

REAL ESTATE CLUB DINES.

Organization Started by Y. M. C. A. Hears Interesting Speeches.

Health Commissioner Copeland and the president of the annual dinner of the Real Estate Club of the West Side, Y. M. C. A., held recently in the Hotel Wellington. He was introduced by W. H. Wysoff, of the same firm, and by Ellis M. C. A. and offered the services of the association to the men of the Real Estate Club.

The organization which gave the dinner was in meeting for the last sixteen weeks for the purpose of studying the various phases of the real estate business. It has held its first annual dinner at the Hotel Wellington, at 114 East Eighty-fourth street, to Mrs. Louis Conrich.

RESIDENTIAL LEASES.
Leroy Coventry rented the three story twenty foot dwelling at 303 West Eighty-ninth street for five years for the John C. Rodgers estate.

Douglas L. Elliman & Co. leased from plans an apartment in 303 Park avenue to William H. English with Miss Katharine Force a duplex apartment in 330 Park avenue to Mrs. M. H. Harriman; in 370 Park avenue to Miss Alice DeLamater; in 425 Park avenue to Mrs. E. T. Nevers; and in 114 East Eighty-fourth street to Mrs. Louis Conrich.

BROOKLYN DEALS REPORTED.
Bulky & Horton Company sold 1355 Bergen street, a two story dwelling, 15x107.6, for John C. Taylor.

E. T. Nevers sold the three story dwelling, 20x100, at 491 First street for Judson G. Wall.

J. Lacey sold for the Kennamont Hotel Corporation to Jennie S. Phillips a new house, 20x100, at 363 East Eighth street.

Frank A. Seaver & Company sold six lots on the north side of Sixty-eighth street, 100 feet east of Second avenue, for the Owl's Head Realty Company.

Martin Company leased to J. Filler the second floor in the factory at 710 to 716 Wythe avenue.

SUBURBAN TRANSACTIONS.
Mountain Lakes, Inc. of Mountain Lakes, N. J., sold a six room house and garage on Polaris road, on a plot 100x150 feet, to Kauf Krantz, also to H. S. Essex a seven room house on Melrose road, occupying a corner plot, with 150 feet on Melrose road and 150 feet on Beachway road.

RITZ OFFICIAL LEASES CURB MARKET'S CAFE

Will Run Novel Restaurant—
Many Other Leases.

The entire restaurant space in the new curb market home on Trinity place, now nearing completion, has been leased to E. Bertson, president of the Curb Exchange Restaurant Company, for twenty-one years, at an aggregate rental of more than \$300,000. The space includes about 3,000 square feet. Mr. Bertson for nearly ten years was assistant manager of the Ritz-Carlton Hotel.

The restaurant will be operated in many respects in a unique manner. Starret & Vitek, architects of the building, have been retained to install the restaurant furniture and fixtures. Tankowsky & Co., agents for the Curb Exchange Restaurant Company, for twenty-one years, at an aggregate rental of more than \$300,000. The space includes about 3,000 square feet. Mr. Bertson for nearly ten years was assistant manager of the Ritz-Carlton Hotel.

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AUCTIONEER WIELDS A LIVELY HAMMER

J. P. Day Sells Fine Old Village Houses—Brooklyn Subway Sites Bring \$609,800.

The sale of genuine old Greenwich Village dwellings conducted yesterday in the Vesey street exchange by Joseph P. Day, auctioneer, for Vincent C. Pepe, agent of the properties, aroused unusual interest and bidding on this class of properties was genuinely lively. The sale totaled \$241,250. The results were as follows:

The four story brick studio apartment building at 263 West Eleventh street, 25x55.4, was purchased by R. J. Fitzpatrick for \$25,000. Four three story houses on Grove street were then offered. No. 4 Grove street was bought by Basil Mangone for \$10,000, and No. 6 for \$10,500 and No. 10 for \$11,250. No. 6 was sold to W. C. Twitty for \$10,500.

Ewing Speed bought 59 Morton street, a three and one-half story brick studio building, for \$20,000; also 263 West Eleventh street, a four story studio apartment, for \$37,000. Henry Walters paid \$25,000 for 12 St. Luke's place, a three story studio building, \$18,100.

The vacant plot on the east side of Jerome avenue, 179 feet north of East Tenth street, was sold to Frank Hopkins for \$25,000. Henry Fitzhugh paid \$19,000 for the three building buildings at 222, 224 and 226 East Forty-sixth street. Lakeland Publishing Company, also renewed leases with W. J. Rainey, Inc., and Matlack Coal and Iron Corporation for property in 52 Vanderbilt avenue.

Louis Schrag leased lots as follows: In 158 West Twenty-second street to M. Salsbery; in 149 West Twenty-third street to Tannbaum & Weisman; and Charles S. Sloger; in 151 West Twenty-third street to Paltchell & Cohen; and in 127 West Twenty-first street to the Star Novelty Company.

Albert B. Ashforth, Inc., rented office space in 1457 Broadway to the Usona Credit Union, Inc., also to David F. Pride.

Charles F. Noyes Company leased offices in 160 Broadway to Millard E. Theodore and Max Dorf; a portion of the sixteenth floor in 170 Broadway to the Honorary Realty Company; a portion of the seventh floor in 92 William street to John W. Sherwood, and a floor in 157 Water street to Braun & Rutherford.

Mr. Rosenthal Company leased floors as follows: To the Paramount Belt and Novelty Company in 55 West Twenty-fourth street; to Lachs & Gilbert in 120 West Twentieth street; to E. & L. Plating Company in 141 West Twenty-second street, and to Irving Friedman street and basement in 27 East Thirtieth street.

P. M. Carr & Co. leased stores as follows: In 252 Seventh avenue to Harry Gerinkel; in 61 West Twenty-fourth street to Julia Heineburg; in 208 West Twenty-seventh street to the Goldstein Building Company; and in 10 West Twenty-seventh street to William Bore Contracting Company.

Henry Tenkemyer rented third floor in 241 Centre street to Hudson Bros. Ames & Co. leased with Goodwin & Goodwin a floor in 150 West Thirty-fourth street to A.M.-B. Co., Inc.

Charles S. Kohler, Inc., leased store in 3788 Broadway to George and Louise Vogler for five years.

Berlowitz & Caine leased the third floor in 301 Seventh avenue to Philip Cohn and agent in the Penn Terminal Building to Ben Gelmer.

Albert B. Ashforth, Inc., leased to Robert E. Rolles one of the cottages at Bayshore, Islip, L. I., for the Haverway estate.

William A. Hoppling sold the country estate of thirty acres for George Kenneth, on Sycamore avenue, Shrewsbury, N. J., to Kaisho S. Kodama, president of the Taiyo Trading Company, Inc.

Chauncey P. Griffen & Co. sold the residence and garage on a large plot for Mrs. Beatrice O'Brien on Locust avenue, Larchmont, to Charles H. Schoonmaker.

Anson F. Robinson sold for Arthur Longwell Harmer, the architect, his recently completed house and garage on Langdon avenue, Ardsley on Hudson, N. Y., to Harvey W. Bell. The same broker sold for Frederick T. Armstrong two and one-half acres, with frontage on Sherman avenue, Ardsley on Hudson, to Albert H. Bickmore.

Charles E. Martini sold for Mrs. Mabel Wright Esser her property on Grand street, Croton on Hudson, comprising one-half acre, residence and outbuildings, to A. L. Wells of Caldwell, N. Y.

Mrs. Margaret A. Lyons, wife of police Lieut. Jere Lyons, has purchased the residence at 78 North Broadway, Yonkers, through Thomas S. Burke.

G. Tuoli & Co. sold for H. M. Well Company to a Mr. Berardi the 29 acre farm at Paupeque, Pa. All of the stock, tools and machinery were included in the sale.

J. J. Mass Realty Company, Inc., leased for Mrs. M. E. Poudal her cottage near the Laurel Land estate on April 1, 1921, to Richard Meyer.

QUEENS BOROUGH MARKET.
Roman-Callman Company rented for the Republic Building, Park Company the ground floor of the factory at 31 Tenth street, Long Island City, to the Perigian-Beaumont Corporation, sheet metal workers.

REALTY NEWS IN BRIEF.
Jacobson & Gluckman, restaurateurs, are the lessees of the plot, 50x100, at 552 and 554 Seventh avenue.

Brown, Wheelock Company, Inc., has entered into a large department store has placed Herbert A. Wildman, a professional broker, in charge.

M. Crystal, builder, has moved to 152 West Forty-second street, near Avenue C. Haggenford-Callen Company has been appointed agent of the five story double apartment at 20 West Fifty-fifth street.

Queen & Leland purchased a first mortgage of \$100,000 on 285 Fort Washington avenue, northwest corner of 17th street, a six story elevator apartment.

Elizabeth M. MacLean sold 289 West Twenty-fourth street, sold recently.

The Filrose Construction Company (Manchester & Krulwich), which plans a large apartment operation in the Astoria section of Long Island City, has opened a temporary office at 327 Thirtieth avenue.

E. J. Fiedler paid \$35,000 for the dwelling at 42 West Seventy-third street, sold recently by Stephen C. Clark.

George V. McNally removed on April 26, 1921, to the Canadian Pacific Building, 242 Madison avenue, at Forty-third street.

The Houghton Company after May 1, 1921, will be located in its new offices in 174 West Seventy-second street.

Brown, Wheelock Company, Inc., has been appointed agents for 214 East 111th street.

RENTING SPECIALTIES.
426 Gt. Ave., WATKINS 3647

GOODWIN
SELLING, MANAGEMENT, LEASING.

SEE BYRNE & DOWMAN, 30 E. 42D ST.

RE. E. Patterson Specialist in INDUSTRIAL, 237 Manhattan Ave., Brooklyn.

REAL ESTATE AT AUCTION.

TAX EXEMPTION

is limited to April 1st, 1922.
THE RENT LAWS
expire in November, 1922.

Therefore, to secure all the advantages of tax exemption, together with unrestricted renting conditions,

BUILD NOW and HAVE YOUR LOTS COST YOU NOTHING

through Tax Exemption

"BUY A FEW LOTS" of the

1200 LONG ISLAND CITY LOTS
(To be sold separately)